

Regional Planning Commission Transmittal Checklist

Hearing Date
November 6, 2013
Agenda Item No.
6

Project Number: R2012-02219-(2)
Case(s): Conditional Use Permit No. 201200126
Environmental Assessment No. 201200231
Planner: Travis Seawards

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☐ Old Conditions
- ☒ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ GIS Layers Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2012-02219-(2)

HEARING DATE

November 6, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200126

Environmental Assessment No. 201200231

PROJECT SUMMARY

OWNER / APPLICANT

Gary Lichtig

MAP/EXHIBIT DATE

September 11, 2013

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit (CUP) to allow outside storage on an M-2 (Heavy Manufacturing) Zone. Per the requirements of the West Rancho Dominguez-Victoria Community Standards District (CSD), all activities conducted outside an enclosed structure and located within 500 feet of a residential zone require a CUP. The subject parcel is adjacent to residential zones to the south, thus a CUP is required for outdoor storage on this parcel.

LOCATION

400 E. Redondo Beach Blvd., Gardena, CA
90248

ACCESS

Driveways off of E. Redondo Beach Blvd.

ASSESSORS PARCEL NUMBER(S)

6129021030

SITE AREA

4.6 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Victoria

LAND USE DESIGNATION

I – Major Industrial

ZONE

M-2 (Heavy Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

West Rancho Dominguez-Victoria

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.130 (West Rancho Dominguez-Victoria CSD Requirements)
 - 22.32.200 (M-2 Zone Development Standards)
 - 22.52.560 (Outside Storage and Display Requirements)

CASE PLANNER:

Travis Seawards

PHONE NUMBER:

(213) 974 - 6462

E-MAIL ADDRESS:

TSeawards@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for outside storage in the M-2 (Heavy Manufacturing) Zone in the West Rancho Dominguez-Victoria Community Standards District (CSD) pursuant to County Code Section 22.44.130.D.6.b.

PROJECT DESCRIPTION

The proposed project is a request for a Conditional Use Permit (CUP) to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. Outside storage is generally allowed in the M-2 Zone; however, per the requirements of the West Rancho Dominguez-Victoria Community Standards District (CSD), all activities conducted outside an enclosed structure and located within 500 feet of a residential zone require a CUP. Since a residential zone is located adjacent to the project site, a CUP is required for the proposed range of uses. The project site was previously used as an automobile storage and auction site, and previous permits allowed automobile repair as well. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

SITE PLAN DESCRIPTION

The project site is a rectangular, 4.6-acre parcel that is accessed from E. Redondo Beach Blvd by a 30-foot-wide driveway on the western, front parcel boundary. There is an existing 5-foot landscape setback from the front property line, and an additional 5-foot landscaped setback area is proposed and includes four new 15-gallon trees. The front property line is enclosed by an existing 8-foot tall wrought-iron fence. Immediately behind the front landscaping area are 25 employee parking spaces.

Approximately 45 feet from the front property line is an existing 19,907 square-foot office building, with an additional four employee parking spaces on the western, front end of the building. There is an existing metal gate that runs from the office building to the western parcel line, and opens up to the back portion of the project site that is proposed for outdoor storage. An existing 8-foot tall concrete wall encloses the project site on the western, southern, and eastern parcel boundaries. At the southern, rear parcel boundary, a five-foot landscaped setback is proposed along with an additional seventeen employee parking spaces.

Four general outdoor storage areas are located on the rear portion of the project site totaling 87,900 square feet. A 42-foot wide access lane is maintained on the property for truck and traffic flow. All traffic exits the property through another existing metal fence that runs from the existing office building to the eastern parcel boundary and out through an existing 45-foot wide driveway on the eastern, front corner of the project site.

EXISTING ZONING

The subject property is zoned M-2, in the Victoria Zoned District.

Surrounding properties are zoned as follows:

North: M-2
South: R-1 (Single-Family Residence)
East: M-2, M-1 (Light Manufacturing), B-1 (Buffer)
West: M-2

EXISTING LAND USES

The subject property is currently developed as a site that stores and auctions automobiles.

Surrounding properties are developed as follows:

North: Industrial uses and two single-family residences
South: Single-family residences and oil derricks
East: Auto salvage, refinery, industrial uses, and small-scale commercial services
West: Industrial uses and outside storage

PREVIOUS CASES/ZONING HISTORY

- CUP 87164 approved an automobile salvage yard on April 20, 1987.
- Plot Plan 41068 approved a freestanding pole sign on April 8, 1991.
- Plot Plan 200600844 approved an automobile auction sales and warehouse operation with 53 parking spaces on July 6, 2006.
- Zoning Conformance Review 200701095 amended Plot Plan 200600844 to allow the addition of automobile repair to the auction sales and warehouse operation and increased the required parking spaces to 57 on January 7, 2008.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under County environmental guidelines and the California Environmental Quality Act (CEQA). The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is designated Major Industrial by the Countywide General Plan. The Major Industrial land use designation is intended for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The project is a request for outdoor storage on an industrial property and is therefore consistent with the permitted uses of the underlying land use category.

Zoning Ordinance and Development Standards Compliance

The project site is located in the M-2 Zone and is subject to the provisions of the West Rancho Dominguez-Victoria CSD and for Outside Storage and Display. The following development standards apply to this project:

- **Parking:** Pursuant to Section 22.52.1140 of the County Code, any manufacturing or other industrial use shall provide parking spaces for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. For outside storage operations, the square footage for the existing office building is greater than the number of employees that would work on the site. At 19,907 square feet, the project site is required to have 40 parking spaces and 46 employee parking spaces are provided. Therefore the project complies with this requirement.
- **Signage:** Pursuant to Section 22.52.880, each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway or parkway is permitted a maximum of three square feet of wall sign area for each one linear foot of building frontage. The project does not propose any wall signage. There is one existing free-standing pole sign that was approved by Plot Plan 41068 on April 8, 1991. Therefore the project complies with this requirement.
- **Outside Storage and Display**
 - Pursuant to Part 7, Sections 22.52.570 and 22.52.610, all outside storage or display shall be enclosed by a solid wall or fence of a minimum of 8-feet tall, not to exceed 15-feet tall. Apart from the 30-foot-wide entrance and exit driveways, the entire project site is enclosed by fences and walls. The front property line is enclosed by an existing eight-foot-tall wrought iron fence. The rest of the property is enclosed by an existing eight-foot-tall concrete masonry wall. Therefore the project complies with this requirement.
 - Pursuant to Section 22.56.630, all required fences or walls that are open to view from the street shall provide at least one square foot of landscaping for each linear foot of frontage. The front property line is enclosed by an existing eight-foot-tall wrought iron fence. The property frontage is approximately 332 linear feet and would therefore require 332 square feet of landscaping. The project site has an existing five-foot deep, 1,770-square-foot landscaped area along the property frontage. The project proposes another 1,308 square-feet of landscaping along the parcel frontage. The total landscaping along the property frontage is 3,708 square feet, and therefore the project complies with this requirement.

- West Rancho Dominguez-Victoria CSD
 - Pursuant to Section 22.44.130.D.5.a of the County Code, buildings and structures shall be set back a minimum of 10 feet from the front property line, and this area shall be landscaped. The existing office building is setback approximately 45 feet from the front property line and will be covered with 3,708 square feet landscaping that is ten feet deep. Therefore the project complies with this requirement.
 - Pursuant to Section 22.44.130.D.5.b of the County Code, for properties abutting a residential zone, a landscaped buffer of at least five (5) feet is required, with one 15-gallon tree for every 50 square feet of landscaped area. The project proposes a new five-foot-deep landscaped area with 15-gallon trees for every 50-square feet along the rear property line that abuts residential zones. Therefore the project complies with this requirement.
 - Pursuant to Section 22.44.130.D.5.c of the County Code, for properties abutting a residential zone, a solid masonry wall or fence at least eight-feet tall shall be provided. The rear property line, which abuts a residential zone, is enclosed by an existing eight-foot tall concrete masonry wall. Therefore the project complies with this requirement.
 - Pursuant to Section 22.44.130.D.5.e of the County Code, all buildings and structures within 250 feet of a residential zone shall not exceed a height of 45 feet above grade level. There is one existing building on the project site that is 17-feet-tall. Therefore the project complies with this requirement.

Neighborhood Impact/Land Use Compatibility

The project is a proposal to allow general outside storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). The parcel is zoned for heavy industrial uses, and the project is consistent with the Major Industrial land use designation for the site.

The project is compatible with the existing development pattern in the area. The surrounding area is developed with many similar industrial uses, including several parcels that are occupied with outside storage businesses. The project site was previously used for automobile auctions, sales and warehousing. Therefore there is no proposed intensification of the use on the site. There is no history of zoning violations on the subject property, and there have been no public complaints related to the operations of the site.

The project site complies with all requirements for the M-2 Zone, outside storage, and the West Ranch Dominguez-Victoria CSD and will not create new impacts on the neighborhood. The property is well maintained, and the rear of the property, which contains all of the outside storage areas, is entirely screened from the street by an existing fence and an existing office building. Required landscaping provides additional buffering in the front and at the rear of the property. In addition, the applicants are placing employee parking spaces along the rear wall to further the outside storage uses

from adjacent residential uses that are already buffered by new landscaping and an existing concrete wall.

The project is not expected to have any significant impacts on the environment. No new construction is proposed for the site, nor will the use of the site be intensified. The project site is also adequately served by existing public infrastructure and public services.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Department's of Public Health (DPH), Public Works (DPW), and the County Fire Department were consulted for the conditional use permit. All departments have recommended approval and their comments are attached to the conditions of approval.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **approval** of Project Number R2012-02219-(2), Conditional Use Permit Number 201200126, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201200126 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Travis Seawards, Regional Planning Assistant
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:

Draft Findings

Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Environmental Document

Site Photographs, Photo Simulations, Aerial Image

Site Plan

MKK:TSS

9/4/13

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02219-(2)
CONDITIONAL USE PERMIT NO. 201200126**

1. **ENTITLEMENT REQUESTED.** The applicant, Gary Lichtig, is requesting a Conditional Use Permit (CUP) to authorize outside storage in the M-2 (Heavy Manufacturing) Zone in the West Rancho Dominguez-Victoria Community Standards District (CSD) pursuant to County Code Section 22.44.130
2. **HEARING DATE.** November 6, 2013
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
4. **PROJECT DESCRIPTION.** The proposed project is a request for a Conditional Use Permit (CUP) to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial) Zone. All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. Outside storage is generally allowed in the M-2 Zone; however, per the requirements of the West Rancho Dominguez-Victoria Community Standards District (CSD), all activities conducted outside an enclosed structure and located within 500 feet of a residential zone require a CUP. Since a residential zone is located adjacent to the project site, a CUP is required for the proposed range of uses. The project site was previously used as an automobile storage and auction site, and previous permits allowed automobile repair as well. No new construction is proposed with this project other than landscaping improvements required by the zoning code.
5. **LOCATION.** The subject property is located at 400 E. Redondo Beach Boulevard in the Victoria Zoned District in the unincorporated community of West Rancho Dominguez-Victoria.
6. **EXISTING ZONING.** The subject property is zoned M-2 (Heavy Manufacturing). Surrounding areas are zoned as follows: M-2 to the north and west, R-1 (Single-Family Residence) to the south, and M-2, M-1 (Light Manufacturing), and B-1 (Buffer) to the east.
7. **EXISTING LAND USES.** The subject property is currently developed with a light industrial, warehouse building and large outside storage area. Surrounding properties are developed as follows: industrial uses and two single-family residences to the north, single-family residences and oil derricks to the south, auto salvage, refinery, industrial uses, and small-scale commercial services to the east, and industrial uses and outside storage to the west.

8. **PREVIOUS CASES/ZONING HISTORY.** The previous case and zoning history for the site is as follows:
- CUP 87164 approved an automobile salvage yard on April 20, 1987.
 - Plot Plan 41068 approved a freestanding pole sign on April 8, 1991.
 - Plot Plan 200600844 approved an automobile auction sales and warehouse operation with 53 parking spaces on July 6, 2006.
 - Zoning Conformance Review 200701095 amended Plot Plan 200600844 to allow the addition of automobile repair to the auction sales and warehouse operation and increased the required parking spaces to 57 on January 7, 2008.
9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project is consistent with the General Plan. The project is a request for outdoor storage on an industrial property. The project site is designated Major Industrial by the Countywide General Plan. The Major Industrial land use designation is intended for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development.
10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project is compliant with the parking requirements for the subject property. Pursuant to Section 22.52.1140 of the County Code, any manufacturing or other industrial use shall provide parking spaces for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. For outside storage operations, the square footage for the existing office building is greater than the number of employees that would work on the site. At 19,907 square feet, the project site is required to have 40 parking spaces and 46 employee parking spaces are provided.
11. The project is compliant with the signage provisions in Title 22 (County Code). Pursuant to Section 22.52.880, each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway or parkway is permitted a maximum of three square feet of wall sign area for each one linear foot of building frontage. The project does not propose any wall signage. There is one existing free-standing pole sign that was approved by Plot Plan 41068 on April 8, 1991.
12. The project is compliant with Title 22 provisions for outside storage and display. Pursuant to Part 7, Sections 22.52.570 and 22.52.610, all outside storage or display shall be enclosed by a solid wall or fence of a minimum of 8-feet tall, not to exceed 15-feet tall. Apart from the 30-foot-wide entrance and exit driveways, the entire project site is enclosed by fences and walls. The front property line is enclosed by an existing eight-foot-tall wrought iron fence. The rest of the property is enclosed by an existing eight-foot-tall concrete masonry wall. Pursuant to Section 22.56.630, all required fences or walls that are open to view from the street

shall provide at least one square foot of landscaping for each linear foot of frontage. The front property line is enclosed by an existing eight-foot-tall wrought iron fence. The property frontage is approximately 332 linear feet and would therefore require 332 square feet of landscaping. The project site has an existing five-foot deep, 1,770-square-foot landscaped area along the property frontage. The project proposes another 1,308 square-feet of landscaping along the parcel frontage for a total of 3,708 square feet of landscaping along the property frontage.

13. The project is compliant with the CSD requirements for front setbacks. Pursuant to Section 22.44.130.D.5.a of the County Code, buildings and structures shall be set back a minimum of 10 feet from the front property line, and this area shall be landscaped. The existing office building is setback approximately 45 feet from the front property line and will be covered with 3,708 square feet landscaping that is ten feet deep.
14. The project is compliant with the CSD requirement for landscape buffering adjacent to residential zones. Pursuant to Section 22.44.130.D.5.b of the County Code, for properties abutting a residential zone, a landscaped buffer of at least five (5) feet is required, with one 15-gallon tree for every 50 square feet of landscaped area. The project proposes a new five-foot-deep landscaped area with 15-gallon trees for every 50-square feet along the rear property line that abuts residential zones.
15. The project is compliant with the CSD requirement for a solid masonry wall for properties that abut a residential zone. Pursuant to Section 22.44.130.D.5.c of the County Code, for properties abutting a residential zone, a solid masonry wall or fence at least eight-feet tall shall be provided. The rear property line, which abuts a residential zone, is enclosed by an existing eight-foot tall concrete masonry wall.
16. The project is compliant with the CSD height requirements. Pursuant to Section 22.44.130.D.5.e of the County Code, all buildings and structures within 250 feet of a residential zone shall not exceed a height of 45 feet above grade level. There is one existing building on the project site that is 17-feet-tall. Therefore the project complies with this requirement.
17. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project is compatible with the existing development pattern in the area. The surrounding area is developed with many similar industrial uses, including several parcels that are occupied with outside storage businesses. The project site was previously used for automobile auctions, sales and warehousing. Therefore there is no proposed intensification of the use on the site. The parcel is zoned for heavy industrial uses, and the project is consistent with the Major Industrial land use designation for the site.
18. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Department's of Public Health, Public Works, and the County Fire Department

were consulted for the conditional use permit. All departments have recommended approval and their comments are attached to the conditions of approval.

19. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
20. **PUBLIC COMMENTS.** Staff has not received any comments at the time of the hearing.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

21. The project is a proposal to allow general outside storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). The parcel is zoned for heavy industrial uses, and the project is consistent with the Major Industrial land use designation for the site. Therefore, the proposed use will be consistent with the adopted general plan for the area.
22. The project is compatible with the existing development pattern in the area. The surrounding area is developed with many similar industrial uses, including several parcels that are occupied with outside storage businesses. The project site was previously used for automobile auctions, sales and warehousing. Therefore there is no proposed intensification of the use on the site. There is no history of zoning violations on the subject property, and there have been no public complaints related to the operations of the site. Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
23. The project site complies with all requirements for the M-2 Zone, outside storage, and the West Ranch Dominguez-Victoria CSD and will not create new impacts on the neighborhood. The property is well maintained, and the rear of the property, which contains all of the outside storage areas, is entirely screened from the street by an existing fence and an existing office building. Required landscaping provides additional buffering in the front and at the rear of the property. In addition, the applicants are placing employee parking spaces along the rear wall to further the outside storage uses from adjacent residential uses that are already buffered by new landscaping and an existing concrete wall. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

24. The project is not expected to have any significant impacts on the environment. No new construction is proposed for the site, nor will the use of the site be intensified. The parcel is zoned for heavy industrial uses and was previously used for automobile auctions, sales and warehousing. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

ENVIRONMENTAL DETERMINATION

25. The parcel is zoned for heavy industrial uses and was previously used for automobile auctions, sales and warehousing. An Initial Study was completed for the project and concluded that there is no evidence that the project may have a significant impact on the environment. Therefore, the Department of Regional Planning finds that a Negative Declaration is the appropriate environmental documentation under County environmental guidelines and the California Environmental Quality Act (CEQA).
26. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to fifteen (15) years.
27. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission and adopts the Negative Declaration.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200126 is Approved subject to the attached conditions.

MKK:TSS
9/5/13

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02219-(2)
CONDITIONAL USE PERMIT NO. 201200126**

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit (CUP) to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial) Zone. All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses are not be authorized by this CUP. The CUP is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial

deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on November 6, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25** (\$2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

20. This grant authorizes the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses is not authorized by this CUP.
21. The regular business hours for operations of the subject property for the entering and exiting of vehicles shall be restricted to the hours between 7:00 a.m. and 6:00

p.m., Monday through Friday; however, ancillary, inbound truck trips outside of these regular business hours are occasionally allowed so as to meet operational needs of the occasional truck arriving after hours or on the weekend.

22. The permittee shall maintain a minimum of 40 employee parking spaces on site.
23. Any lighting within the general outside storage area shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.
24. The entire parking lot area shall continue to be paved with asphalt or concrete surfacing, which shall be maintained in good condition.
25. There shall be no queuing or idling of trucks waiting to enter the site on any adjacent streets.
26. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 17, 2013.
27. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated September 16, 2013.
28. The permittee shall comply with all conditions set forth in the attached County, Public Health Department letter dated December 10, 2012.

Attachments:

Fire Department Letter dated September 17, 2013

Public Works Department Letter dated September 16, 2013

Public Health Department Letter dated December 10, 2012



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 16, 2013

IN REPLY PLEASE

REFER TO FILE: LD-1

TO: Sorin Alexanian
Department of Regional Planning

Attention Travis Seawards

FROM: Anthony Nyivih 
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200126
PROJECT NO. R2012-02219
400 EAST REDONDO BEACH BOULEVARD
ASSESSOR'S MAP BOOK NO. 6129, PAGE NO. 21, PARCEL NO. 30
UNINCORPORATED COUNTY AREA OF WEST RANCHO DOMINGUEZ

We reviewed the site plan for the proposed project located at 400 East Redondo Beach Boulevard in the unincorporated County area of West Rancho Dominguez. The proposed project is to allow a general outdoor storage at a 4.67-acre site located in an M-2 zone.

- ☒ Public Works recommends approval of this site plan.
- ☐ Public Works does **NOT** recommend approval of this site plan.

THE FOLLOWING ARE PUBLIC WORKS' CONDITIONS.

1. Road
 - 1.1 Reconstruct driveway approaches to the site to comply with current Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Relocate any affected utilities.
 - 1.2 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Redondo Beach Boulevard to the satisfaction of Public Works.

- 1.3 Replace any displaced/broken sidewalk along the property frontage on Redondo Beach Boulevard to the satisfaction of Public Works.
- 1.4 Plant street trees on Redondo Beach Boulevard along property frontage. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
- 1.5 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.6 Submit street improvement plans and acquire street plan approval, or direct check status, before obtaining grading/drainage permit.
- 1.7 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Jarrett Yanez, jyanez@dpw.lacounty.gov, or Ruben Cruz, rcruz@dpw.lacounty.gov, of Land Development Division at (626) 458-4910.

2. Street Lighting

- 2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Redondo Beach Boulevard to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy.

- 2.2 The following are conditions of acceptance for street light transfer of billing:
 - 2.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.

2.2.2 The contractor shall submit one complete set of As-built plans.

Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding the street lighting conditions, please contact Jeff Chow of Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov.

For questions regarding the conditions, or if you require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:la

CUP 201200126, PROJECT NO. R2012-0231, 400 E. REDONDO BEACH BL FINAL



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

THAO KOMURA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 813-3016




BOARD OF SUPERVISORS

Gloria Molina
First District
Mark Ridley-Thomas
Second District
Zev Yaroslavsky
Third District
Don Knabe
Fourth District
Michael D. Antonovich
Fifth District

December 10, 2012

TO: Travis Seawards
Zoning Permits West
Department of Regional Planning

FROM: Thao Komura, REHS 
Environmental Health Division
Department of Public Health

SUBJECT: **PROJECT NO.R2012-02219 / CUP 201200126**
400 E. Redondo Beach Blvd., Gardena

- ☒ Environmental Health recommends approval of this CUP.
☐ Environmental Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided regarding the CUP to allow outside storage on 4.67 acre site located in the M2 Zone. We have no objection to the approval of the CUP contingent upon the following condition:

- The proposed facility shall be supplied with potable water through an approved public water system, and wastewater disposal shall be accommodated through public sewer and wastewater treatment facilities.

For any other questions, please feel free to contact me at (626) 430-5581.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division – Land Development Unit

5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: September 17, 2013

SITE PLAN DATE: Not Provided

TO: Department of Regional Planning
Zoning Permits West - Travis Seawards

PROJECT #: R2012-02219

LOCATION: 400 East Redondo Beach Bd., Gardena

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Install ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
Provide Fire Flow Test for ____ existing public fire hydrant(s).

☐ **Water:**

☐ **Access:**

☒ **Conditions for Approval:** The proposed project shall comply with all applicable codes.

☒ **Comments:** The proposed project is "cleared" to proceed to public hearing.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The requested Conditional Use Permit to allow general outdoor storage is in keeping with the uses permitted in the m-2 (heavy manufacturing zone), including those uses granted to the abutting lot (370 e redondo beach blvd) by cup 01-184-(2). the project will adopt all standards enumerated in section 22.44.130 of the planning and zoning code. for this reason the requested conditional use permit will not be materially detrimental to other persons in the vicinity of the site, nor will it pose a threat to their health, safety, or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject site is 4.67 acres with approximate dimensions 625' x 333'. The site operated as an automobile auction and automobile storage, and is improved with a 20,000 square foot warehouse space and paving throughout. in conjunction with the proposed outdoor storage use, the property owner will meet all development standards of the west rancho dominguez-victoria community standards district, including, but not limited to; building setback requirements, landscaping requirements, fencing and block wall buffer requirements, and visibility requirements for abutting sensitive uses.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The subject property has two driveways and 332.69 linear feet of frontage on E Redondo Beach Blvd. redondo beach blvd has a right-of-way width of 100 feet and a roadway width of 80 feet with 10-foot sidewalks on the north and south side of the street. the site is directly served by major & secondary highways, as well as the 91 and 110 freeways. the subject request will not increase automobile traffic on public roads as the site is currently permitted to operate an automobile auction with outside auto storage.

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. R2012-02219-(2) / Conditional Use Permit No. 201200126

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Travis Seawards (213-974-6462)

Project sponsor's name and address: Gary Lichtig, 3805 Canfield Ave., Suite A, Culver City, CA 90232

Project location: 400 E. Redondo Beach Blvd., Gardena, CA 90248

APN: 6129021030 **USGS Quad:** Inglewood

Gross Acreage: 4.96 Acres

General plan designation: I – Major Industrial (Countywide General Plan)

Community/Area wide Plan designation: N/A

Zoning: M-2 (Heavy Manufacturing) in the West Rancho Dominguez-Victoria Community Standards District (CSD)

Description of project: The proposed project is a request for a Conditional Use Permit (CUP) to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. Outside storage is generally allowed in the M-2 Zone; however, per the requirements of the West Rancho Dominguez-Victoria Community Standards District (CSD), all activities conducted outside an enclosed structure and located within 500 feet of a residential zone require a CUP. Since a residential zone is located adjacent to the project site, a CUP is required for the proposed range of uses. The project site was previously used as an automobile storage and auction site, and previous permits allowed automobile repair as well. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

Surrounding land uses and setting: The project site is located in a developed, urbanized area. The site was previously used as an automobile storage and auction sale site. Surrounding uses include industrial uses to the north, including outside storage, and two single-family residences, single-family residences to the south, heavy industrial uses to the east including an auto salvage yard, refinery, and small-scale commercial service establishment, and industrial uses including outside storage to the west.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency

Approval Required

None

Major projects in the area:

Project/ Case No.

Description and Status

R2012-00229 / CUP

Adult residential facility with 44 units. Status is pending.

201200021

R2012-02219 / CUP

Outdoor storage facility. Status is pending.

201200126

R2012-00880 / CUP

Expansion of a solid waste facility. Status is pending

201200060

Reviewing Agencies:*Responsible Agencies*

- ☒ None
Regional Water Quality Control
Board:
☐ Los Angeles Region
☐ Lahontan Region
☐ Coastal Commission
☐ Army Corps of Engineers

Special Reviewing Agencies

- ☒ None
☐ Santa Monica Mountains
Conservancy
☐ National Parks
☐ National Forest
☐ Edwards Air Force Base
☐ Resource Conservation
District of Santa Monica
Mountains Area
☐

Regional Significance

- ☒ None
☐ SCAG Criteria
☐ Air Quality
☐ Water Resources
☐ Santa Monica Mtns. Area
☐

Trustee Agencies

- ☒ None
☐ State Dept. of Fish and Game
☐ State Dept. of Parks and
Recreation
☐ State Lands Commission
☐ University of California
(Natural Land and Water
Reserves System)

County Reviewing Agencies

- ☒ DPW:
- Land Development Division
(Grading & Drainage)
- Geotechnical & Materials
Engineering Division
- Watershed Management
Division (NPDES)
- Traffic and Lighting Division
- Environmental Programs
Division
- Waterworks Division
- Sewer Maintenance Division

- ☒ Fire Department
- Forestry, Environmental
Division
- Planning Division
- Land Development Unit
- Health Hazmat
☐ Sanitation District
☒ Public Health/Environmental
Health Division: Land Use
Program (OWTS), Drinking
Water Program (Private
Wells), Toxics Epidemiology
Program (Noise)
☐ Sheriff Department
☐ Parks and Recreation
☐ Subdivision Committee
☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings
of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by)

Date

Signature (Approved by)

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

The West Rancho Dominguez-Victoria CSD area does not contain any County- or State-designated scenic resources, corridors, hillsides, or ridgelines. The project site is also not located near any regional riding or hiking trail, and does not contain scenic trees outside of park areas, rock outcroppings, historic buildings or undeveloped and undisturbed areas. Therefore the proposed project would not impact any of these scenic resources.

The project site is zoned for heavy industrial uses and is adjacent to other industrial uses. The project does not propose any new construction or new structures, and on-site landscaping will be expanded and improved. As such, the proposed project would not result in a significant visual impact to the surrounding community in terms of scale, bulk, or height. Additionally, the project does not propose new sources of light or reflective surfaces. Therefore, the proposed project is not expected to substantially degrade the existing visual character of the surrounding area, or create a new source of shadow, light, or glare. As such, impacts are expected to be less than significant.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

Agricultural land is identified by the California Department of Conservation through the Farmland Mapping and Monitoring Program (FMMP), which produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Per the FMMP¹, there is no agricultural land on or near the project site. Therefore, there would be no impacts to agricultural land as a result of implementation of the proposed project.

¹ GIS-NET, "Farmland" layer, accessed 2/27/2013.

Agricultural Opportunity Areas (AOA's) are a County-level identification tool that identifies areas where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. There are no AOA's located on or near the project site.² Therefore, there would be no impacts to AOA's as a result of implementation of the proposed project.

The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. As such, there are no agricultural Williamson Act contracts in the West Rancho Dominguez-Victoria CSD area. Therefore, there would be no impact to Williamson Act contract lands as a result of implementation of the proposed project.

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. California Public Resources Code section 51104(g) defines "timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. There is no land in the West Rancho Dominguez-Victoria CSD area that qualifies as forest land, timberland, or a timberland production zone.³ Therefore, there would be no impact to forest land, timberland, or timberland production zones from the implementation of the proposed project. Accordingly, the proposed project would not result in any potentially significant impact related to agricultural resources.

² GIS-NET, "Farmland" layer, accessed 2/27/2013.

³ GIS-NET, "National Forest" layer, accessed 2/27/2013.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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The project site is located in the South Coast Air Quality Management District (SCAQMD), which is responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The proposed project would not conflict with or obstruct implementation of the air quality management plan of the SCAQMD because the project does not include new construction or an intensification of the site as it was previously approved for the outside storage of automobiles and auction sales. Therefore the project is not expected to result in a change to the physical environment that would result in an increase in automobile use and thus air pollutants in the project area. Additionally, the project site is zoned industrial, but the project description prohibits heavy industrial uses that omit excessive non-attainment or criteria pollutants into the atmosphere. As such, the proposed project would not violate any applicable federal or state air quality standard or substantially contribute to an existing air quality violation, exceed any South Coast AQMD threshold, or

otherwise result in a cumulatively considerable net increase of any criteria pollutant. However, it should be noted that the region is currently in non-attainment for several criteria pollutants. Therefore, implementation of the proposed project would result in less than significant impacts related to federal and state air quality standards.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that are more susceptible to poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The project site is zoned for industrial uses, but the proposed project prohibits all other heavy industrial uses subject to discretionary review that could produce excessive pollutants, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing with noise and air impacts, scrap metal processing, or other non by-right uses. The previous use on the site was for automobile storage and auction sales, and the project proposes the continued use of outside storage. Thus, there would be no increase in automobile trips or new construction that would also increase pollutant concentrations. Therefore the proposed project is not expected to increase exposure of sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

The site was previously approved and used for automobile storage and auction sales and is zoned for heavily industrial uses. The proposed project prohibits all heavy industrial uses subject to discretionary review, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing with noise and air impacts, and scrap metal processing. Therefore the proposed project is not expected to produce new sources of objectionable odors and impacts would be less than significant.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

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Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game (now Fish and Wildlife) created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California. The County's primary mechanisms to conserve biological diversity are identification tools and planning overlays called Significant Ecological Areas (SEA) in most of the unincorporated county and Sensitive Environmental Resource Areas (SERA) applicable to the coastal zone segment within the unincorporated Santa Monica Mountains. SEAs and SERAs identify ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

The West Rancho Dominguez-Victoria CSD area and project site does not contain any known sensitive or endangered species as identified by the State's Fish and Wildlife Department or the U.S. Fish and Wildlife Service.⁴ Furthermore, there are no identified SEAs, SERAs or other sensitive natural communities in the area. Therefore, no impacts to biological resources would result from implementation of the proposed project.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." There are no wetlands in the West Rancho Dominguez-Victoria CSD area as defined by the Clean Water Act, and therefore there would be no impacts to wetland resources.⁵ The project site is a developed industrial site and the area is heavily urbanized and does not contain oak woodlands or other unique native tree resources. The area also does not contain any migratory or wildlife corridors, wildflower reserve areas, or any land that is covered by a state, regional, or local habitat conservation plan.⁶ Therefore, no impacts from the proposed project upon these biological resources would occur.

⁴ GIS-NET, "Environmental Resources" layer, accessed 2/27/2013.

⁵ GIS-NET, "Land and Water Features" layer, accessed 2/27/2013.

⁶ GIS-NET, "Environmental Resources" layer, accessed 2/27/2013.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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The County of Los Angeles does not have a mechanism to designate and protect historic resources. Historic buildings and locations are designated by the State of California or the federal government. At present, there are no historical resources that are located in the West Rancho Dominguez-Victoria CSD area.⁷ Therefore the project is not expected to impact historic resources on or near the project site. Therefore, no impacts from the proposed project would occur.

The project site and West Rancho Dominguez-Victoria CSD area is heavily urbanized and there are not any known significant archeological, paleontological, or geological resources in the area, nor are there any known formal or informal cemeteries.⁸ Therefore, no archaeological, paleontological or geological resource or human remains would be disturbed or adversely affected by the proposed project. As such, the proposed project would not cause a substantial adverse change to archaeological, paleontological or geological resources pursuant to CEQA Guidelines and no impacts would occur.

⁷ Los Angeles County General Plan

⁸ Los Angeles County General Plan

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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The County's Green Building Program was established in 2008 and created green building development standards for new projects with the intent of conserving water; energy, and other natural resources as well as diverting waste from landfills, minimizing impacts to existing infrastructure, and promoting a healthier environment. All new development in the County must comply with Green Building Standards, as applicable.

The project does not propose any new construction and therefore would not conflict with Los Angeles County Green Building Standards or involve the inefficient use of energy resources and impacts would be less than significant.

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. The County's Green Building Program serves to meet these goals. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In addition, on January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices. As the proposed project must comply with all relevant green and energy standards, impacts would be less than significant.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Southern California is susceptible to potential seismic hazards due to the existence of numerous faults throughout the region. This presents overall risks for damages to new and existing buildings as well as infrastructure. The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan also prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

Based on these mapping requirements, seismic hazards have been identified in the West Rancho Dominguez-Victoria CSD area. A known fault trace (Newport-Inglewood_Rose Canyon) bisects the area running from the northwest to the southeast and is surrounded by a seismic zone.⁹ Additionally, small portions on the eastern side of the CSD area contain pockets of identified liquefaction and dam inundation areas. There are no known landslide areas within the CSD area.

The proposed project does not involve new construction and does not propose to intensify the use of the site. As such, even though portions of the CSD area are subject to seismic related hazards, the proposed project would not expose new people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, and liquefaction, and impacts would be less than significant. Because there are no designated landslide areas, no impact would occur related to this hazard.

The project site and surrounding area is heavily urbanized. The proposed project does not involve new construction and does not propose to intensify the use of the site and will need to comply with all applicable construction best management practices related to soil erosion and the loss of top soil. Therefore the project is not expected to result in substantial soil erosion or the loss of topsoil and impacts would be less than significant.

There are no known lateral spreading or subsidence zones, or expansive soils in the project site area; and the proposed project involves no new construction. Therefore the project is not expected to expose people or structures to potential significant impacts related to seismic hazards, soil instability, or expansive soils. Therefore, impacts are expected to be less than significant.

The project site and surrounding area is heavily urbanized and the community is connected to public sewer systems. Septic systems would not be utilized for the proposed project. Therefore, the proposed project

⁹ GIS-NET, "Fault Trace" layer, accessed 2/27/13.

would not result in impacts related to septic tanks or other alternative waste water disposal systems.

Hillside Management Areas are identified by the County as areas that have a slope of 25 percent or greater. There are no designated Hillside Management Areas located in the CSD area. Therefore, no impacts from the proposed project on these resources would occur.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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The proposed project does not include new construction and does not intensify the use of the site, which was previously approved for automobile storage and auction sales. As such, it is not expected that the project will cause an increase in greenhouse gas emissions, such as from new construction or increased automobile trips. Additionally, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GhG including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan. Therefore, the proposed project would not generate any GhG emissions or conflict with any applicable GhG plan or policy and impacts related to greenhouse gases are expected to be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

iii) within an area with inadequate water and pressure to meet fire flow standards?

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iv) within proximity to land uses that have the potential for dangerous fire hazard?

☐☐☒☐

i) Does the proposed use constitute a potentially dangerous fire hazard?

☐☐☒☐

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

The proposed project prohibits the use of the site for hazardous raw materials and other heavy industrial uses that would pose a hazard to the surrounding area. Therefore the project is not expected to significantly increase the use and presence of hazards or hazardous materials in the CSD area beyond current levels and impacts related to the routine use or transport of hazards or hazardous materials is expected to be less than significant.

All businesses are allowed to use or store hazardous materials in the course of normal operations as allowed by existing County regulations. The previously approved use of the site was for automobile storage and auction sales, and the proposed project will continue to use the site for outdoor storage but will prohibit the use of the site for hazardous raw materials and other heavy industrial uses that would pose a hazard to the surrounding area. Therefore the proposed project is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment, or emit hazardous or acutely hazardous materials within 500 feet of sensitive land uses. Therefore, impacts are expected to be less than significant.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including the Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601-9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. There are numerous sites in the West Rancho Dominguez-Victoria CSD area that have been identified as being a known hazardous materials site pursuant

to Government Code § 65962.5 and the DTSC Envirostar database.¹⁰ Per County requirements, the issues on these sites must be remediated and remedied before new development is allowed to occur. The project does not propose new construction or an intensification of the site. Therefore, the proposed project is not expected to result in significant hazard to the public and environment and impacts would be less than significant.

There is no adopted airport land use plan or private airstrip in the West Rancho Dominguez-Victoria CSD area.¹¹ However, the Compton/Woodley Airport, a general aviation, public use airport, is located approximately 0.5 miles to the east of the CSD area in the City of Compton, though the airport influence area does not extend into the West Rancho Dominguez-Victoria community.¹² As noted, the project does not propose new construction or an intensification of the site. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area and would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant.

The West Rancho Dominguez-Victoria CSD is not located in a Very High Fire Hazard Severity Zone.¹³ In addition, all projects are required to have adequate fire flow and water pressure or upgrade the system to meet the required standards of the Fire Department. Therefore, the proposed project is not expected to expose people or structures to a significant risk of loss, injury, or death involving fires in high fire hazard areas.

The project site is located on an industrially zoned parcel and is adjacent to other industrial uses, and industrial uses are considered to pose an increased fire hazard as compared to other uses. In addition, there are several sites in the CSD area that are developed with heavy industrial uses that are considered highly flammable, such as oil extraction. However, the project does not propose new construction or an intensification of the site. As such, it is not expected that the project will create new risks to people or structures. Therefore, impacts are expected to be less than significant.

¹⁰ California Department of Toxic Substances Control Envirostar Database, accessed 2/27/13.

¹¹ GIS-NET, "Airport Influence Area" layer, accessed 2/6/2013.

¹² GIS-NET, "Airport Influence Area" layer, accessed 2/6/2013.

¹³ GIS-NET, "Very High Fire Hazard Severity Zone" layer, accessed 2/6/2013.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Use onsite wastewater treatment systems in areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| j) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

As such, the proposed project would continue to be required to comply with the water quality requirements in the Basin Plan prepared by the Los Angeles Regional Water Quality Control Board. Additionally, all future development would be required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES), under which Los Angeles County is a permittee. These water quality regulations are designed to minimize the impact of point and non-point sources of pollution sources that emanate from development. Point sources of pollutants are singular locations at which pollutants are emitted into a water resource and non-point sources are uses where pollutants are emitted across a broad area and eventually make their way into a water body.

Wastewater will be discharged from the project site through the municipal sewer system. No new construction is proposed and the project will not intensify the use of the site. For any future project that connects to this system, the project will be required to comply with the County's NPDES permit. Therefore, potential impacts resulting from the proposed project on water quality or waste discharge requirements would be less than significant.

The proposed project does not propose new construction or new structures and therefore would not increase the use of ground water or impermeable surfaces in a manner that would affect groundwater recharge. Therefore, because the project is not expected to substantially deplete groundwater supplies or

interfere with groundwater recharge, impacts would be less than significant.

The project site is located in the West Rancho Dominguez-Victoria CSD area, which is heavily urbanized, and there are no identified blueline streams in the area though the channelized Compton Creek does traverse a small portion on the eastern extent of the CSD area. The proposed project does not include new construction or an intensification of the use of the site, and therefore would not result in the alteration of existing drainage patterns or the alteration of streams, rivers, or any other waterway. Therefore, substantial erosion or siltation, or the substantial increase in the rate of surface runoff that would result in flooding is not expected to increase from the project, and impacts would be less than significant. Additionally, the proposed project is not expected to increase runoff to an extent that would exceed the capacity of existing or planned stormwater drainage systems. Therefore impacts would be less than significant.

All projects must comply with all applicable NPDES requirements. The proposed project includes no new construction or an increase in impermeable services. Therefore, the project will not generate post-construction runoff and impacts would be less than significant. All projects must also from comply with the County Low Impact Development Ordinance. Therefore no impacts would occur.

Areas of Special Biological Significance (ASBS) are designated by the State Water Resources Control Board. In Los Angeles County, ASBSs exist in the ocean waters along the coast of the City of Malibu and around Santa Catalina Island.¹⁴ Though the West Rancho Dominguez-Victoria CSD is located inland, runoff that empties into the Compton Creek could potentially affect ASBSs as the runoff water from the creek eventually meets the Los Angeles River and empties into the Pacific Ocean. However, because there are no identified ASBSs near the mouth of the Los Angeles River, there would be no impacts to ASBS as a result of the proposed project.

The project area is heavily urbanized and is served by a public sewer system. The proposed project does not utilize on-site wastewater treatment systems (OWTS). Therefore there would be no impacts related to the use of septic tanks or OWTS in areas with known septic tank limitations or in close proximity to a drainage course.

The Federal Emergency Management Agency (FEMA) prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event. None of the project area is located in a FEMA Flood Zone,¹⁵ and the proposed project does not propose the construction of housing. Further, there are no dam inundation areas, areas subject to inundation by seiche, tsunami, or mudflows, or areas subject to potential landslide in the CSD area.¹⁶ Therefore, no impacts from the proposed project on these hazards would occur.

¹⁴ California State Water Resources Control Board, California's Areas of Special Biological Significance, website: http://www.waterboards.ca.gov/water_issues/programs/ocean/asbs_map.shtml, map, accessed 2/27/2013.

¹⁵ GIS-NET, "FEMA Flood Zone" layer, accessed 2/27/13.

¹⁶ GIS-NET, "Dam Inundation" layer and "Tsunami Inundation Zone" layer, accessed 2/27/13.

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

The project site is an already developed parcel in a heavily urbanized area, and the project does not propose any new construction, structures, or an intensification of the site. As such, the proposed project would not result in the development of any specific project that would physically divide an established community, like the construction of a highway or rail line. The proposed project also does not include any changes to existing plan designations or zoning designations contained in the Los Angeles County General Plan and or Title 22 of the County Code, Planning and Zoning, and the project site is zoned for industrial uses. Thus, the proposed project would not result in land use designations inconsistent with the General Plan or zones inconsistent with existing zones. Finally, there are no Hillside Management Areas or SEAs in the project area.¹⁷ Therefore, no impacts related to land use and planning are expected from the proposed project.

¹⁷ GIS-NET, "Slope" layer, accessed 2/8/13.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally-significant aggregate and mineral resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s). According to the General Plan for Los Angeles County, there are no known mineral resources located in the West Rancho Dominguez-Victoria CSD area.¹⁸ Additionally, according to the California State Department of Conservation, Division of Mines and Geology, there are no known aggregate resource areas in the CSD area.¹⁹ Therefore, the proposed project will not result in the loss of availability of a known mineral resource or mineral resource of local importance that would be of value to the region and the residents of the State as delineated on a local general plan, specific plan, or other land use plan. No impacts would occur.

¹⁸ GIS-NET, "Special Management Areas" layer, accessed 2/27/2013.

¹⁹ California Department of Conservation, California Geological Survey, Aggregate Availability in California, map, website: http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS_52_map.pdf, accessed 2/27/2013.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

The project site is zoned for industrial uses and is adjacent to other industrial uses, which can potentially generate a significant amount of noise. However, the previously approved use on the site was for the outdoor storage of automobiles and auction sales, and the proposed project is a request to continue to utilize the site for outdoor storage. There is therefore no intensification of the use of the site and no new

construction is proposed. Furthermore, all future development must comply with all applicable provisions of Title 12 of the Los Angeles County Code or the General Plan Noise Element. Therefore impacts are expected to be less than significant.

Sensitive receptors are generally defined as uses like playgrounds, schools, senior citizen centers, or hospitals that are more susceptible to impactful noise levels. The project site is zoned for industrial uses and is adjacent to other industrial uses, but there are residential uses to the south of the project area. All heavy industrial uses subject to discretionary review, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing with noise and air impacts, scrap metal processing, or other non by-right uses are not permitted, and no new construction is proposed. The project also proposes expanded and improved landscaping on the property boundary line that abuts residential uses to further buffer and protect against noise impacts. Therefore, the project would not expose sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels, and there would not be a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas, and impacts are expected to be less than significant. Additionally, the proposed project does not include the use of amplified sound systems, thus the proposed project would have not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems. No impacts would occur.

There is no adopted airport land use plan in the CSD area or known private airstrip²⁰. There is one public airport (Compton-Woodley) located in the City of Compton to the east of the CSD area; however, the noise contour levels do not reach into the CSD area. Thus, the project is not expected to expose people residing or working in the project area to excessive noise levels from airports and impacts are less than significant.

²⁰ GIS-NET, "Airport Influence Area" layer, accessed 2/27/2013.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The proposed project does not propose changes to land use designations or zoning, existing housing or housing regulations, does not directly propose new housing or businesses, and does not propose new infrastructure that could induce housing, such as roads. The project site is also located on an industrial zone, which does not allow housing. Therefore the proposed project would not induce population growth in the area, cause a cumulative increase in population projections, displace existing housing and affordable housing, or displace a substantial number of people. No impacts would occur.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LAFD), which has 22 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County, including for commercial horse stables. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas. The proposed project does not include new construction or structures and does not propose an intensification of the use on the site. As such, impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire services from the proposed project are expected to be less than significant.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves. The proposed project does not include new construction or structures and does not propose an intensification of the use on the site. Therefore impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objective are expected to be less than significant.

Public school services in the vicinity of the West Rancho Dominguez-Victoria CSD area are provided by the Los Angeles Unified School District. The proposed project does not include new construction or structures and does not propose an intensification of the use on the site. Therefore impacts are expected to be less than significant.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. The proposed project does not include new construction or structures and does not propose an intensification of the use on the site, and therefore would not result in an increase in demand for public park sites or services. Therefore impacts are expected to be less than significant.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. The proposed project does not include new construction or structures and does not propose an intensification of the use on the site, which are not expected to put increased demands on library or any other public services. Therefore impacts are expected to be less than significant.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage. Therefore, the project is not expected to induce any new population growth that would affect neighborhood, regional parks, or other recreational facilities and is not expected to have an adverse physical effect on the environment. Therefore, the impacts related to the proposed project are expected to be less than significant.

As the project site is located in a heavily urbanized area, the project would not interfere with regional open space connectivity, and the project would also not be inconsistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland. Therefore, there are no expected impacts to these resources.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for the outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site. Because no new development would

result from the proposed project, it is not expected to generate any new traffic trips. Thus no additional demand for transportation services is expected, and the project is not expected to interfere with any measure of effectiveness for the performance of the circulation system. All future development on the site will continue to be required to comply with all current policies and regulations as maintained by the Department of Public Works relating to traffic and all modes of transportation, including policies that establish measures of effectiveness for the performance of the circulation system. Therefore, impacts are expected to be less than significant.

The Congestion Management Plan (CMP) for Los Angeles County is administered by the Los Angeles County Metropolitan Transportation Authority. The CMP monitors the relationship between land use and transportation at numerous intersections, freeway segments, and rail corridors. The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site. Therefore the project is not expected to induce new population growth or result in new development in the area, and thus, would not require the construction of any new transportation infrastructure or generate any new traffic trips. Accordingly, the proposed project would not exceed thresholds for a CMP Congestion Impact Analysis. Additionally, all future development will continue to be required to comply with the County CMP and therefore impacts are expected to be less than significant related to exceeding the CMP Transportation Impact Analysis thresholds. For the same reasons, it is expected that the proposed project will have less than significant impacts related to any conflicts with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link).

There are no airports located within the West Rancho Dominguez-Victoria CSD area, though the Compton-Woodley airport is located approximately 0.5 miles to the east of the CSD area in the City of Compton. The proposed project would not result in any development that either increases demand for air travel services or results in the development of structures sufficiently tall that flight paths need to be altered or necessitates a change in location that results in substantial safety risks. Impacts would be less than significant.

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site and therefore would not directly result in any new development or road construction in the area. The proposed project must comply with all applicable Department of Public Works safe design and access requirements. As such, the proposed project will have no impact related to a substantial increase in hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), and impacts related to the provision of adequate emergency access would be less than significant.

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site. Therefore the proposed project would not conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts and bicycle racks). All future development on the site will continue to be required to comply with all applicable policies and regulations contained in other transportation plans, and therefore impacts are expected to be less than significant.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is a request for a Conditional Use Permit (CUP) for a parcel in the West Rancho Dominguez-Victoria CSD area to allow for the general outdoor storage of vehicles, trucks, containers, vehicle or truck components, and other non-hazardous materials and equipment, as well as uses permitted by-right in the M-2 (Heavy Industrial Zone). All other heavy industrial uses subject to discretionary review in the M-2 Zone, such as automobile dismantling yards, junk or salvage yards, heavy manufacturing, scrap metal processing, uses with noise and air impacts, or other non by-right uses will not be authorized by this CUP. No new construction is proposed with this project other than landscaping improvements required by the zoning code.

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site. Therefore the proposed project is not expected to induce population growth or new development in the area and therefore the project is not expected to increase any demand for water or sewer services in the area. The project site is under the jurisdiction of the Los Angeles Regional Water Quality Control Board. All future development that would occur after implementation of the proposed project would continue to be required to comply with the water quality requirements in the Basin Plan for the Los Angeles Regional Water Quality Control Board. No new construction is proposed and therefore the project would not result in an increase in impermeable surfaces and thus would not result in an increase in stormwater runoff in a way that would significantly impact the stormwater drainage system. Wastewater will be discharged from future projects into the municipal sewer system and all future projects would continue to be required to comply with the County's NPDES permit requirements. Therefore, impacts related to water supply, wastewater capacity, and stormwater drainage is expected to be less than significant.

All development must comply with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought-Tolerant Landscaping Ordinance (L.A. County Code, Title 21, §21.24.430 and Title 22, Ch. 52, Part 21). All future development that would occur after adoption of the proposed CSD amendments must comply with the Low Impact Development and Drought-Tolerant Landscaping Ordinances as applicable and no impacts would occur.

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site. Therefore the proposed project is not expected to induce population growth or new development in the area. As such, the project is not expected to increase any demand for energy or utility services in the area. All future development on site would continue to be required to provide all necessary energy infrastructure and implement all energy efficiency and solid waste diversion requirements, comply with applicable policies and regulations pertaining to all utilities and service systems, and comply with federal, State, and local statutes and regulations related to solid waste. Therefore, the impacts to energy and solid waste services are expected to be less than significant.

19. MANDATORY FINDINGS OF SIGNIFICANCE

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site. The CSD area is heavily urbanized and does not contain any known sensitive or endangered habitat, fish, wildlife, or plant species as identified by federal, state or the County jurisdiction. Therefore, the impacts from the proposed project related to these resources are expected to be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site. The CSD area is heavily urbanized and does not contain any known sensitive or endangered habitat, fish, wildlife, or plant species as identified by federal, state or the County jurisdiction. Therefore, the project will not significantly impact any long-term environmental goals for the project site or surrounding area.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The proposed project is a request for outside storage at an already developed site in an industrial area that was previously approved for outside storage of automobiles and auction sales. There is no new construction proposed and no intensification of the use on the site. As such, the proposed project is not expected to increase any demand for public services or have cumulative impacts on the environment, and therefore impacts are expected to be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As discussed in this Initial Study, the proposed project would not result in any environmental effects which will cause substantial adverse effects to human beings. Impacts related to adverse effects on human beings, either directly or indirectly, would be less than significant.

200 E Redondo Beach Blvd – Conditional Use Permit



(1) View from Redondo Beach Blvd facing south at easterly property entrance.



(2) View from Redondo Beach Blvd facing south at westerly property entrance.

The Katherman Co.
1308 Sartori Avenue #109
Torrance, CA 90501



(3) View from front parking lot facing front of building located at 200 E Redondo



(4) View from front parking lot facing east, showing existing fence, landscaping, and striping

The Katherman Co.
1308 Sartori Avenue #109
Torrance, CA 90501



(5) View from inside easterly gate, facing south along eastern edge of site



(6) View from center of property facing south

200 E Redondo Beach Blvd – Conditional Use Permit



(7) View from center of property facing north at back of existing building

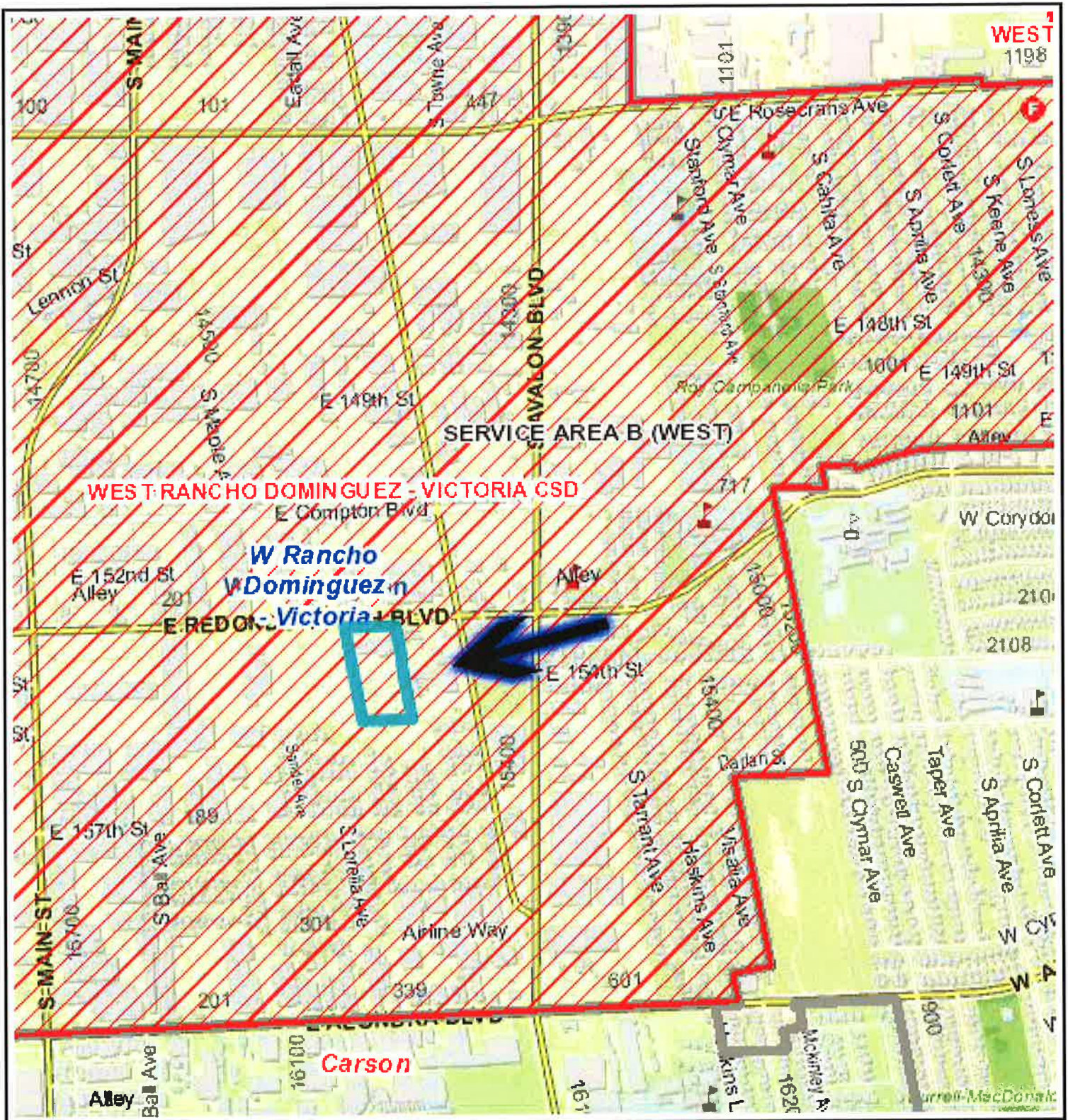


(8) Westerly property line showing existing concrete block wall

The Katherman Co.
1308 Sartori Avenue #109
Torrance, CA 90501

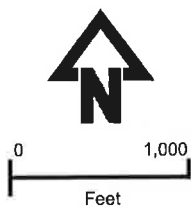


(9) View along southerly property line and existing landscaping



Department of Regional Planning Project R2012-02219-(2): GIS Layers Map

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